
Comprehensive Plan Amendment
UGB Expansion
City Council Status Report
November 29, 2005



Comprehensive Plan Update

- Expand UGB to Accommodate Projected Growth
- Update Public Facilities Plans
 - Water, Sewer, Transportation, Parks
- Analyze Housing & Employment Needs
- Develop/Update City Goals, Objectives, Policies
- Create Annexation Policies



To Accommodate Growth

- Step 1: Urban Reserve (50 yr supply) ✓ Done
- Step 2: General Public Facility Plans ✓ In Progress
- Step 3: Urban Growth Boundary (20 yr supply) ✓ To Do
- Step 4: Specific Facility Plans, City Framework Plan, Neighborhood Master Plan
- Step 5: Annexation (shovel ready)
- Step 6: Zoning



UGB Expansion: 2000 Acres

- Step 1: Urban Reserve ✓ Done
- Step 2: General Public Facility Plans ✓ In Progress
- Step 3: Urban Growth Boundary ✓ To Do

Fall 2006

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- Step 4: Specific Facility Plans, City Framework Plan, Neighborhood Master Plan
 - Step 5: Annexation
 - Step 6: Zoning



Northwest Area Plan: 300 Acres



Step 1: Urban Reserve

✓ Done



Step 2: General Public Facility Plans

✓ In Progress



Step 3: Urban Growth Boundary

✓ To Do



Step 4: Specific Facility Plans, City Framework Plan, Neighborhood Master Plan



Step 5: Annexation



Step 6: Zoning

Fall 2006



UGB Amendment: 2000 Acres

- Same Process for 300 acre or 2000 acre expansion
- Target Adoption: **Fall 2006**
 - Create UGB Expansion Criteria **Winter 2006**
 - Draft UGB Map, Findings & Policies: **Spring 2006**
 - Finalize Draft UGB Amendment: **Summer 2006**
 - Initiate Hearings: **Summer / Fall 2006**
- Next Steps: Complete Steps 4 - 6 for 1700+ acres **late 2006**
 - **early 2008**



Northwest Area Plan

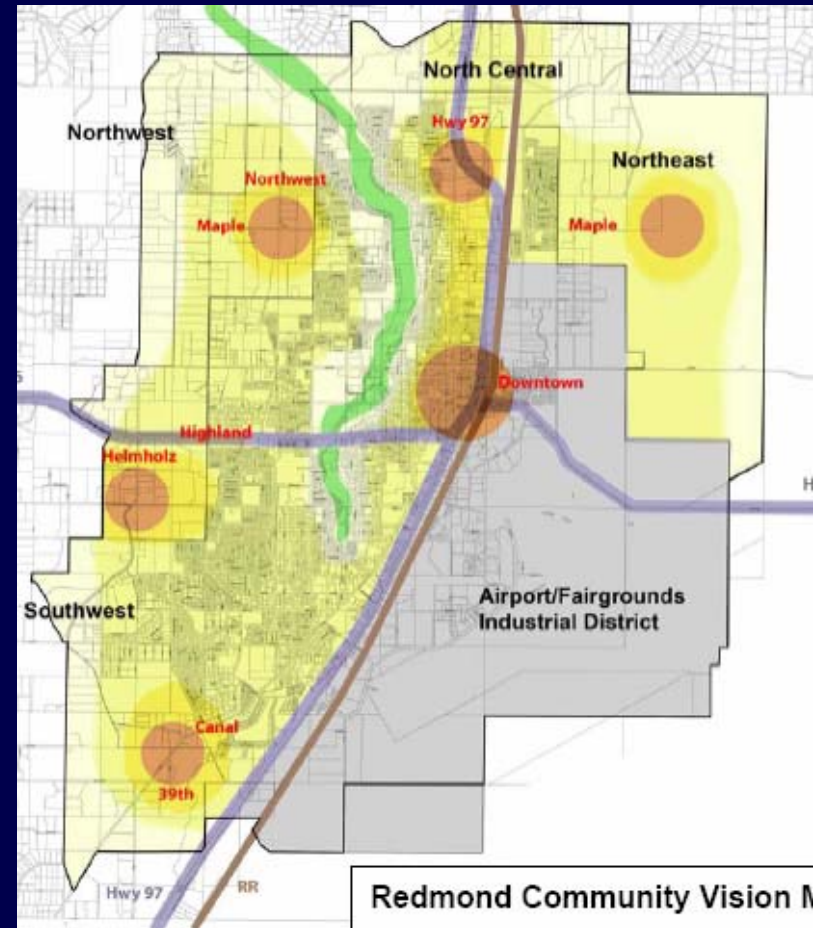
- 300+ acres
- Transportation Study Completed: February 2006
- City Framework Plan Completed: June 2006
- Master Plan Complete: July 2006
- Annexation: Upon Adoption of UGB Amendment
- Zoning: Upon Annexation



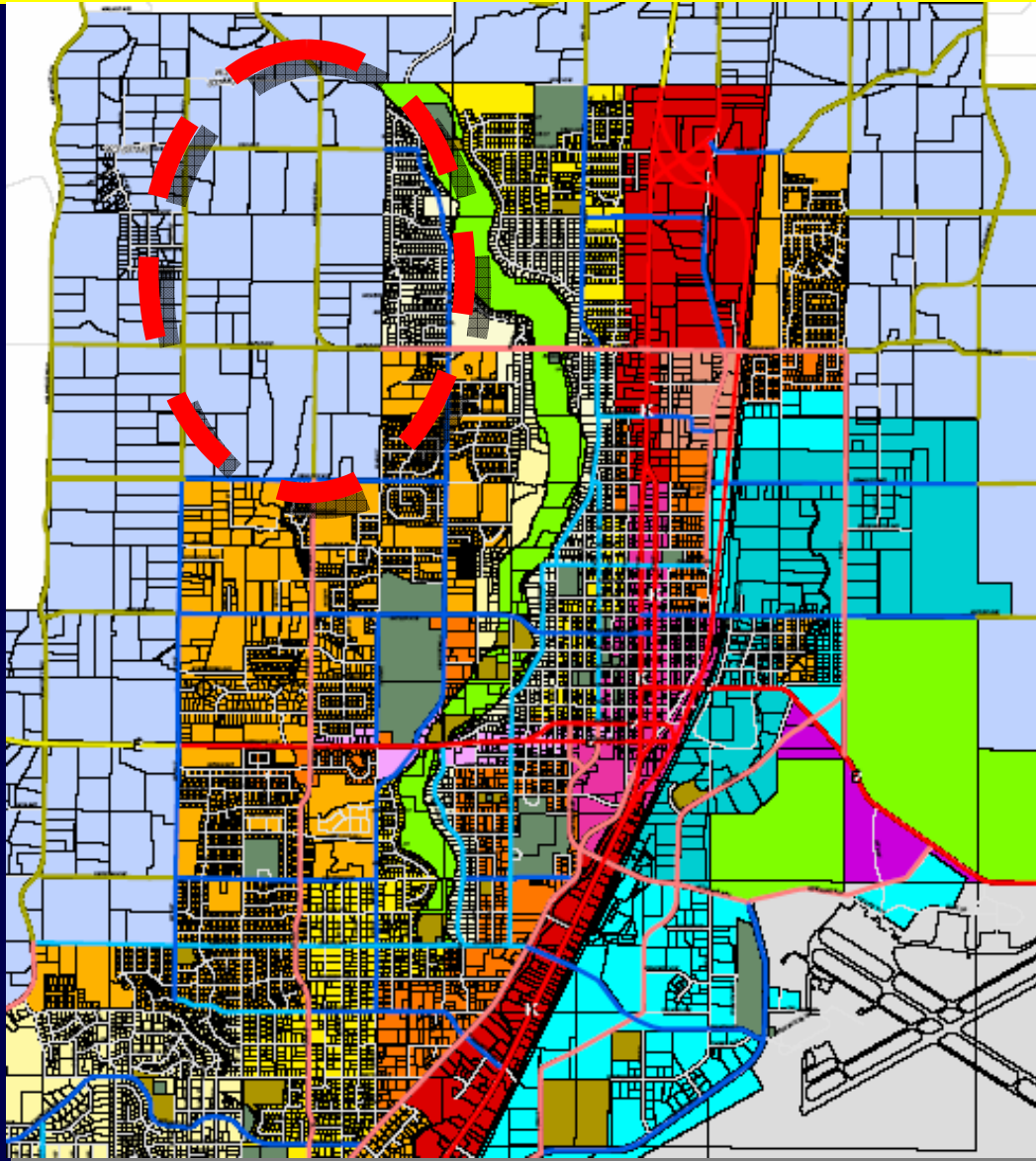
Location of 300 Acres

Consistent with:

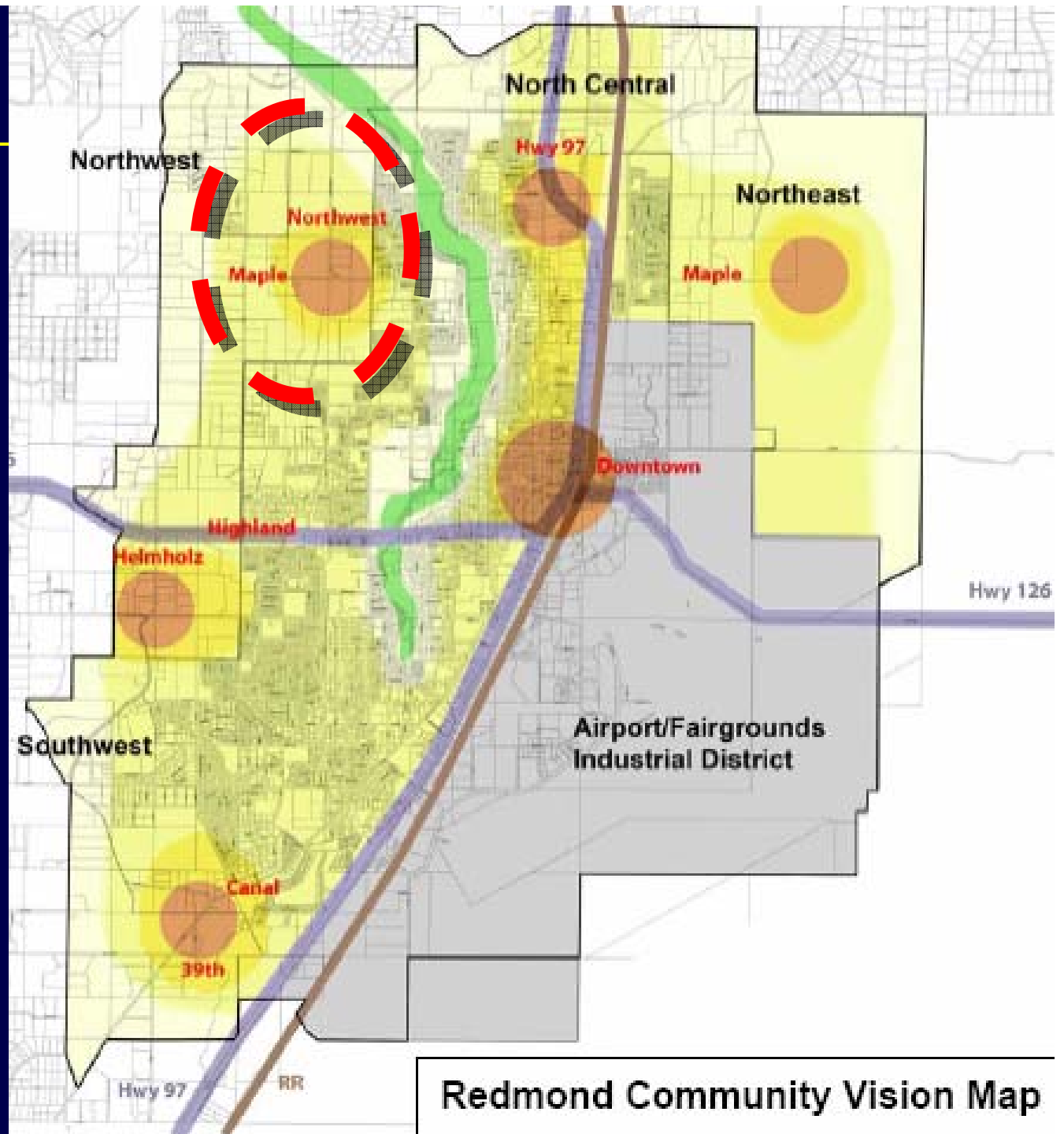
- Visioning Redmond 2005 & Complete Neighborhood
- Public Works Recommendations – Water, Sewer, Transportation (capacity & efficiency); Expansion of Maple Avenue & 27th Street
- Orderly development – contiguous with City boundary & existing neighborhoods
- June 2005 Angelo Eaton Study



Proposed General Location of 300 Acres



Visioning Redmond



Redmond Community Vision Map

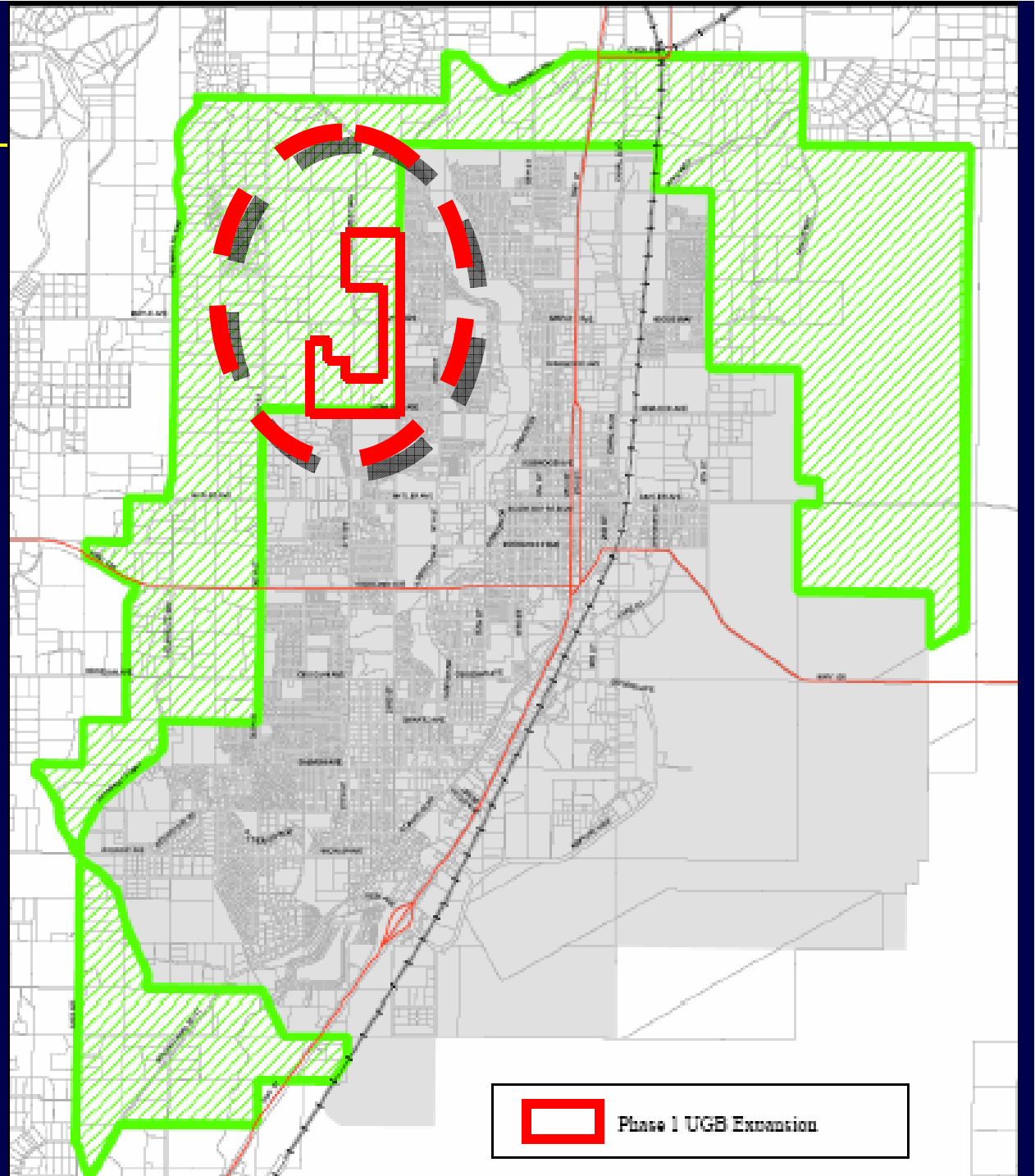


Angelo Eaton Proposed 170 Acre Residential UGB Amendment

Key Criteria:

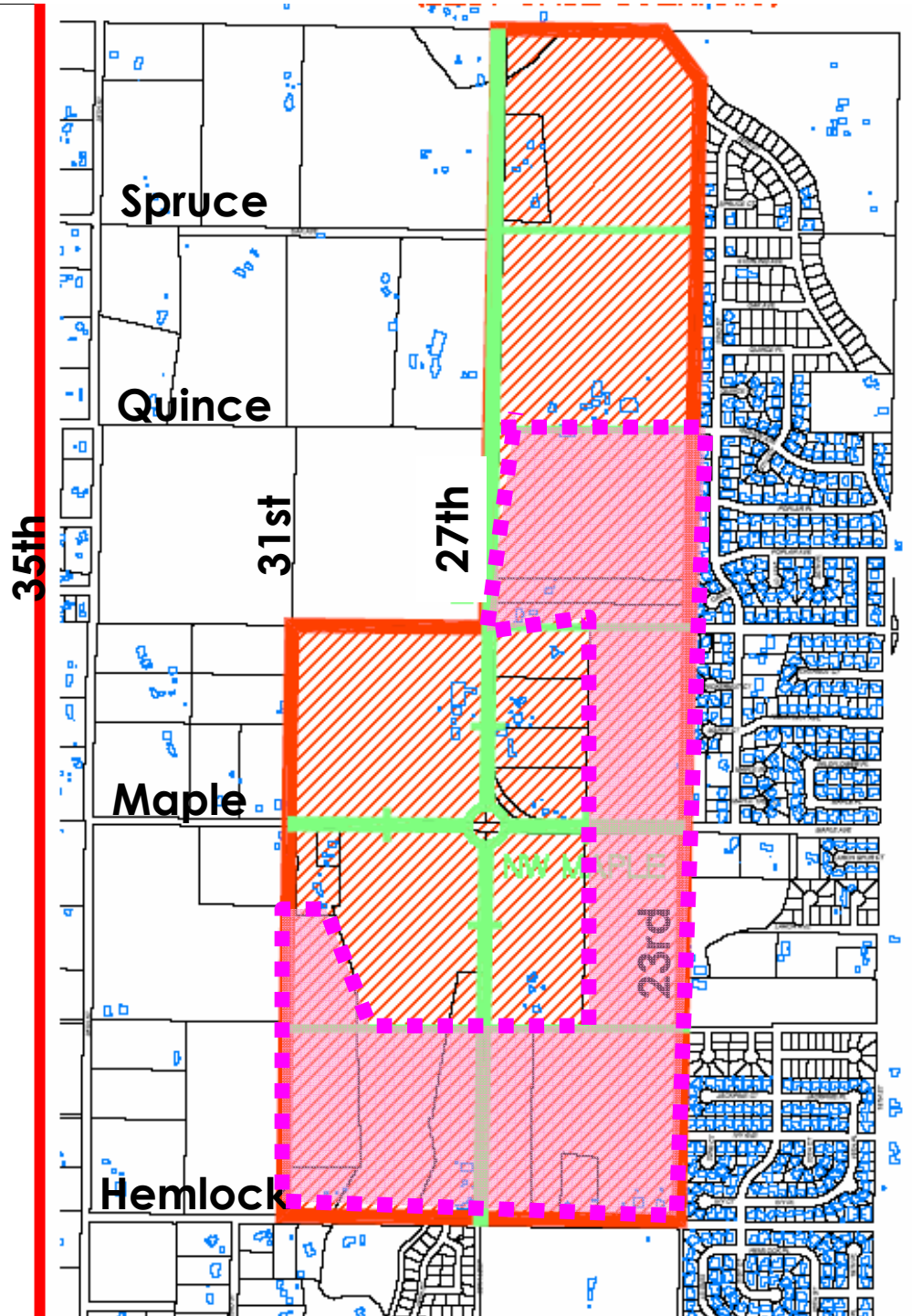
Water & Sewer
Capacity

Orderly & Efficient
Development



 Phase 1 UGB Expansion

Staff Recommended Specific Location of 360 Acres



Next Steps for Winter 2006

1. Citizen Involvement Plan
 1. Newsletter & Website
2. Update Transportation System Plan
 1. Northwest Area Traffic Analysis – 300 acres
 2. Transportation Systems Plan Update – 2000 acres
3. Public Facility Plans (water, wastewater, parks) – 300 acres
4. Develop Criteria for UGB Expansion – 2000 acres
5. Inter-Agency Coordination



DISCUSSION

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